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Wireless Station, Phildraw Road, Ballasalla, IM9 3EH
Asking Price £790,000

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A truly rare and exciting opportunity to acquire a distinctive former WWII wireless station, brimming with character and potential. With planning permission in place (Planning reference 25/91192/B) for alterations, extension and conversion into a spacious single-storey, four-bedroom home, this unique property offers the perfect canvas to create something exceptional. Nestled in a picturesque semi-rural setting, the location combines tranquillity with breathtaking surroundings. OPTION TO PURCHASE ADJOINING APPROX 3 ACRE FIELD WITH AN ASKING PRICE OF £90,000.



LOCATION

Travelling out of Port Erin along Castletown Road, proceed straight ahead at Four Roads roundabout and turn left onto Shore Road. Travel into Castletown, passing the entrance to King Williams College, and proceed to the Whitestone roundabout in Ballasalla. At the next roundabout go straight ahead into Crossag Road, proceed ahead and take the first left into Phildraw Road. Continue on for approx. half a mile where the site can be located on the left hand side.

SITE

Wireless station buildings on a site of approx 2 1/2 acres.

ADDITIONAL FIELD

An additional adjoining approx 3 acre field is available with an asking price of £90,000.

VIEWING

STRICTLY BY APPOINTMENT ONLY through the Agents, Chrystals, Port Erin.

SERVICES

Private septic tank. Electricity. Planning Reference No. 25/91192/B

POSSESSION

Freehold. Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

CLADDING
The roof and walls are to be formed by a frame of reinforced concrete to be clad in a full range of waterproof, fire-resistant, or other approved, to be finished in white or other approved color. The cladding is to be finished in white or other approved color. The cladding is to be finished in white or other approved color.

ROOFING
The roof is to be formed by a frame of reinforced concrete to be clad in a full range of waterproof, fire-resistant, or other approved, to be finished in white or other approved color. The roof is to be finished in white or other approved color.

WINDOWS
The windows are to be formed by a frame of reinforced concrete to be clad in a full range of waterproof, fire-resistant, or other approved, to be finished in white or other approved color. The windows are to be finished in white or other approved color.

DOORS
The doors are to be formed by a frame of reinforced concrete to be clad in a full range of waterproof, fire-resistant, or other approved, to be finished in white or other approved color. The doors are to be finished in white or other approved color.

PLANNING
Proposed alterations, extension and reconstruction of existing 1000 Westwood Road, Sharncliffe, Victoria, 3047.
Mrs J. Brannell
PROPOSED FINISHED SCHEDULE

North-East Elevation 1:100
North-West Elevation 1:100
South-East Elevation 1:100
South-West Elevation 1:100
E-01 North-East Curved Elevation 1:100
E-02 North-West Curved Elevation 1:100
A-A Section 1:50
B-B Section 1:50
C-C Section 1:50
D-D Section 1:50

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PROPOSED ELEVATIONS & SECTIONS

GROUND FLOOR PLAN
1:50
Labels: CAR PARKING, ENTRANCE LOBBY, HALLWAY, GUEST BEDROOM 2, OFFICE, BEDROOM 3, BATHROOM, DINING AREA, LIVING AREA, WEST PATIO, COURTYARD, MASTER BEDROOM, DRESSING, WARDROBE, HALL, BATH, SHOWER, UTILITY, WEST PATIO, DINING AREA, COURTYARD, DRESSING, SHOWER.

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PROPOSED 1000 SITE PLAN

SITE PLAN
1:200
Labels: CAR PARKING, ENTRANCE LOBBY, HALLWAY, GUEST BEDROOM 2, OFFICE, BEDROOM 3, BATHROOM, DINING AREA, LIVING AREA, WEST PATIO, COURTYARD, MASTER BEDROOM, DRESSING, WARDROBE, HALL, BATH, SHOWER, UTILITY, WEST PATIO, DINING AREA, COURTYARD, DRESSING, SHOWER.

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PROPOSED 1000 SITE PLAN



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Since 1854



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